

DESIGN REVIEW BOARD - MINUTES
CITY CONFERENCE ROOM 107
June 8, 2006: 4:00 P.M.

1A. Roll Call.

Members present: Bostater, Hamman, Lynch and Perney

Members absent: Hinnenkamp, Millikin & Renz

Department staff: Burger

1B. Introduction of Guests.

Warren Ediger, Francis Buckley

1C. Additions or corrections to the agenda.

Mr. Burger stated that a Certificate of Compatibility application had been received on June 2, 2006 for an awning at the Prairieland Market at 138 S. 4th Street. Because the proposed awning project is small in scale and would not exceed \$500, it could be referred to staff for approval with the direction of the Board. We would ask to include review of the application on today's agenda, absent a staff report, because the applicant would like to proceed without any undue delay.

2. Old Business:

None

3. New Business:

- 3B. Review of Application #CC06-7 requesting the approval of a Certificate of Compatibility to allow the installation of a new awning on the east facade of the building located at 138 S. Fourth Street was submitted by Dave Ash, Ash Enterprises, 801 N. 7th on behalf of the Prairieland Market, 138 S. Fourth Street. The property that is the subject of this application is legally described as Lots 130, 132, 134, 136 & 138 on Fourth Street, Original Town of Salina.**

Mr. Burger stated that the Design Review Board initially reviewed a wall sign and the repainting of an exterior stair, platform, railing and door at 138 S. 4th Street at their July 28, 2005 meeting. For those of you that recall, the repainting project at Prairieland Market began before any review took place. In staffing the proposed improvements at that time, it was determined by Planning staff that the Design Review Board would not be required to review the painting component of the project because the overall project did not exceed the \$1,000 threshold. The painting was allowed as is. A sign permit for the wall sign required a review and that was approved following the July 28 meeting.

What the Prairieland Market is proposing is a 4 ft. wide by 3'-6" tall fabric awning that is 3 ft. in depth. In the photograph you can see a flashing where a previous cover for this doorway was installed. Block lettering will be included on the awning valance stating "Prairieland Market" in white. The fabric of the awning will be a purple similar to the K-State purple. I have passed around a fabric sample showing the type of color it is. It is a deep purple and not unlike many of the blue awning fabrics we have seen installed in the Downtown area. What we are looking at is a project that will require less than \$1,000 to do. The policy of our Building Services Department is to require a sign permit for any new awning regardless of whether it has lettering on it or not because it is a structural addition. Our Ordinance requires any improvement requiring a sign or building permit to be reviewed by the Design Review Board. We were contacted by Dr. Lewerenz about 4 weeks ago to discuss the awning, but the actual application came in only last week. Because of the seasonable nature of the Market and the scale of the improvement and the fact that improvements at the Market have been previously reviewed by this Board, staff felt that this would be appropriate to bring to you to request an administrative approval. We would be happy to obtain comments on the proposal and to refer those to the applicant as necessary.

Mr. Hamman stated that it looks like that would be an improvement to the site. The awning color would match the most sedate existing color on their stair and landing. I would agree with anything that supports K-State.

Mrs. Lynch stated that it would help to give people directions to people looking for the Market, to go to the building with the purple awning.

Mr. Burger stated we are also recommending to them that a larger wall sign at some point would also help their visibility in this location.

Mrs. Perney asked at one time they were going to have a mural. Have they discussed that lately?

Mr. Burger stated that they had planned for Richie Bergen to design and place a mural on the building. It would be a mural panel and would not be painted onto the brick wall. They have not decided on a design for that yet. If there are no references to the Market on the mural, they could place that up without further review as art work. The mural project has not gone forward for one reason or another. It may be that Market Board members also travel which may delay a decision on that.

Mrs. Perney stated I don't think an awning there is out of question.

Mr. Hamman stated it would look better than the flashing it has there now.

Mrs. Lynch stated I would agree.

Mr. Burger stated with your consent we will issue the sign permit for the awning and notify the applicant.

(Mr. Bostater joined the meeting at this point.)

- 3A. Review of Application #CC06-5 has been filed by Warren Ediger, 116 S. Santa Fe, on behalf of Downtown Auto Service, 119 S. 8th Street, requesting the approval of a certificate of compatibility to allow the construction of a new addition on the east façade of the building located at 119 S. 8th Street. The subject property is legally described as Part of Lot 117 beginning at a point 10 ft. South of the Northwest corner of Lot 117, thence East 100 feet, thence Southeasterly 31 ft. along a curve, thence South 20 ft., West 120 ft, North 40 ft. to the point of beginning; Also all of Lot 119 and the North one-half (1/2) of Lot 121 on Eighth Street in the Original Town of Salina.**

Mr. Burger presented the staff report as contained in the case file.

Warren Ediger, 116 S. Santa Fe, stated John was pointing out non-masonry buildings on 7th and 8th Streets. This is not going to be a wood frame addition. It will be framed with galvanized metal studs. It will have much better durability than a wood frame building. I have some photographs that I am going to give you showing some examples of other rear additions in the Downtown. The first one is a structure that is behind the City Plumbing Company building. That is a wood frame and corrugated metal siding building. Three views of that. There is a partial masonry addition that is concrete block, brick and wood that is back behind the Townsite Building on the backside of the Land Title building on 7th Street. There is a picture of a brick building at the back of McCoys building. At the back of Jilka's there is a brick addition to it. A concrete block addition to the back of File Safe and a combination wood frame and masonry addition to a building on E. Walnut and the Prairieland Market's lean to addition to the south of their brick building. We are going to end up with an addition that is going to look a lot better than any of those examples that you see there. Over time, almost all of the buildings Downtown have had small additions or alterations to the back, typically used for storage or additional space. This will be a storage building to house the oil tanks used for the hydraulics and lubrication at the service bays. This will not actually be a service bay even though it will have an overhead door. It is an enclosure to put the tanks inside which frees up some other interior space. The construction is metal stud. The metal panels for the walls will be similar to the sample that Mr. Buckley has with him that you can see. This is a sample of the panel that he will use. John's report talked about the use of brick or concrete block to maintain the roof line and parapet for the building on the new addition. Mr. Buckley is a registered contractor and wants to do the work himself. He is not a mason so that would require hiring additional people to do the masonry work. He wants to do the work on his own as he has time to do it. That is why there is a preference for the metal siding above any of the other materials. Also the building is leased and not owned by Mr. Buckley so cost was a real concern with this project.

Mrs. Perney asked at the Prairieland Coop, they have a metal building. Would it be similar to that?

Mr. Ediger stated it is a very similar material.

Mr. Hamman asked it would be pre-finished and wouldn't have to be painted afterward? Would it match the building color?

Mr. Buckley stated that he would be painting the building again soon and the building and siding for the addition will both be white. The border colors that you see there now may be painted a slightly different color.

Mrs. Perney stated that was what I was going to ask is if the addition will match the paint color of the building. Both will be white.

Mr. Hamman asked with the alley right-of-way adjacent to the north, would there be any problem with people accessing the alleyway? Would the addition reduce that turning radius back there?

Mr. Ediger stated that the site plan shows the alley back behind the law offices. The property line does actually make that curve. It is a dedicated alley. Even with the addition there would be a lot of open space behind it.

Mr. Hamman stated it appears to me that the addition will be on the back side of the main building. It will not be readily visible from the street. Is that correct?

Mr. Ediger stated yes.

Mr. Burger stated from staff's perspective, the building sits on a lot with a large amount of open space on all sides of it so the addition would not be completely blocked from view from the street. It would be more visible if you were using the alleyway, the parking lot at behind the Smoky Hill Museum or the parking lots off 7th Street.

Mr. Hamman stated Warren has made a good case with his photos of other examples. It would be more attractive than anything we have been shown here today although I think many of these were put up before there was a Design Review Board. I think the addition of the metal siding would be appropriate to the age of the building and its design. The site is also near the edge of our jurisdiction on 8th Street. There is no adjacent retail space. It will probably look as good as the back exit from the law building.

Mrs. Perney asked are there any other comments?

MOTION: Mr. Hamman moved to accept the proposal as presented under Option No. 1.

SECOND: Mrs. Lynch seconded the motion.

VOTE: Motion approved 4-0.

Mr. Ediger stated there is another item related to the building that I would like to call your attention to. It is independent of the addition and falls more into a maintenance and repair category. If we have a photograph brought up of the front of the building. Mr. Buckley would like to replace the two windows and the door on the west and south sides of the office area in the building with aluminum frame units similar to what the City Plumbing Company has done adjacent to this site. The door that is in there now is a wood door that was a replacement door that was installed some time ago. Mr. Buckley would like to make this into a conventional entrance.

Mrs. Perney asked it would still serve as the entry in and out?

Mr. Ediger stated yes.

Mr. Hamman asked normally we have drawings and can make a comparison over what is there now and what is desired.

Mr. Ediger stated that what is there now is single-pane with a steel frame that is not very energy efficient. Having them facing south and west also puts a big heat load on that area of the building and the operator wants to air condition that part of the building in the future. The profile and appearance of the new windows and door would match the existing and you wouldn't notice any difference from the street.

Mr. Buckley stated the single-pane window is also corroded there and is not water or air tight.

Mr. Hamman asked what would staff prefer in this case? Would you want drawings of the new windows to review first or could we approve these changes if the windows and door replacements match the existing in appearance?

Mr. Burger stated ideally we would like to have some time to compare what is existing there now and what is proposed for compatibility with the remainder of the building. The Board could direct staff to work with the applicant based upon the fact that the existing windows and door are not in a repairable state and that this is necessary maintenance and repair to keep the building weather tight. You could amend the original application to include the replacement of these items under maintenance and repair.

Mr. Hamman stated that is what I would want to do if the Board agrees with that.

Mr. Burger stated with the Board's consent we will work with the applicant and his architect so that the replacement windows and door will match the appearance of the existing units as much as possible.

4. Other Matters.

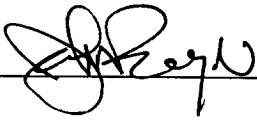
5. The next meeting, if scheduled, will be on May 22, 2006.

Mr. Burger stated that we have a case which has been scheduled for your next regular meeting date which will be on June 22, 2006.

6. A motion to adjourn is in order.

Mrs. Perney adjourned the meeting the meeting at 4:35 p.m.

John Burger, Assistant Secretary



Attest:
